



Wrights Way, Woolpit, Suffolk, IP30 9TY

MARK · EWIN
BURY ST EDMUNDS

Wrights Way, Woolpit, Suffolk, IP30 9TY

A two-bedroom, quarter house located in the popular village of Woolpit and benefitting from off-road parking.

The property offers ground floor accommodation to include an entrance hall, sitting/dining room and fitted kitchen. On the first floor, there are two bedrooms, the principal with built-in wardrobes and the bathroom completes the accommodation.

Outside, the garden is mainly laid to lawn with a paved patio area and is enclosed by fencing. Parking is offered via a driveway at the front of the property.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via electric heaters.

(Please note that none of these services have been tested by the selling agent.)



Directions

Travelling east along the A14, leave at junction 47 turning left at the roundabout heading into the village of Woolpit along Heath Road, turn right on to Church Street and continue along The Street, turn left into Wrights Way and the property will be located on the left hand side.

Location

Woolpit has a good range of local facilities, including a village store and post office, a public house, parish church, village hall and primary school. There is a health centre and a number of recreational activities to include both Tennis and Cricket clubs. The historic market town of Bury St Edmunds is 8 miles to the west and the market town of Stowmarket is 7 miles east and offers a main line station to London Liverpool Street. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Hall 2' 9" x 3' 6" (0.84m x 1.06m)

Sitting/Dining Room 13' 11" x 12' 5" (4.24m reducing to 3.31m x 3.78m)

Landing

Kitchen 12' 5" x 5' 8" (3.78m x 1.72m)

Bedroom 10' 3" x 10' 8" (3.13m reducing to 2.73m x 3.25m)

Bedroom 8' 11" x 6' 0" (2.72m x 1.84m)

Bathroom 6' 1" x 5' 9" (1.86m x 1.75m)

Garden

Parking

Additional Information:

Council Tax Band: A

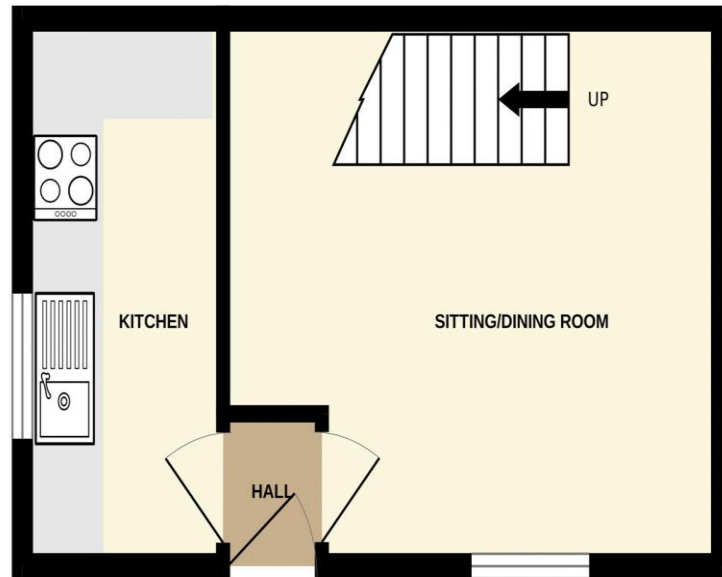
EPC Rating: D

Tenure: Freehold

Offers Over £190,000
Freehold



GROUND FLOOR
242 sq.ft. (22.5 sq.m.) approx.



1ST FLOOR
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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